



**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097**

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF MASTER LEASE
FAA AGREEMENT NO. DTFAWP-07-L-00043
UNITED STATES OF AMERICA (USA)
FEDERAL AVIATION ADMINISTRATION (FAA)
KONA INTERNATIONAL AIRPORT AT KEAHOLE

HAWAII

PURPOSE:

To issue a long-term Master Lease for various FAA facilities at Kona International Airport at Keahole. This will replace the current individual leases for each existing facility and include future FAA facilities at Kona International Airport at Keahole.

APPLICANT:

United States of America (USA) by its Federal Aviation Administration (FAA)

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes

LOCATION AND AREA:

Premises as shown on the attached List of Facilities.

All situated at Kona International Airport at Keahole, Island of Hawaii, identified by Tax Map Key: 3rd Division-7-03-43: Portion of 1

ZONING:

State Land Use:	Urban
County of Hawaii CZO:	Industrial (MGIa)

LAND TITLE STATUS:

Section 5(b) lands of the Hawaii Admissions Act – Ceded
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: Yes ☐ No ☒

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order 3074, setting aside Kona International Airport at Keahole to be under the control and management of the State of Hawaii, Department of Transportation, Airports Division.

CHARACTER OF USE:

Navigational aid facilities

TERM OF LEASE:

Commencing October 1, 2007 and terminating on September 30, 2027

ANNUAL LEASE RENT:

Gratis for the lease in accordance with the terms of the Grant Assurances from the FAA

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

This will have no significant or minimum effect on the environment and is therefore exempt from the preparation of an environmental assessment under the authority of Chapter 343, HRS, and Section 11-200 HAR. The declaration of exemption is based on exemption Class #1 on the exemption list for Department of Transportation dated May 22, 2001, which states:

“Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”

REMARKS:

The FAA is requesting the issuance of a Master Lease, FAA Agreement No. DTFWP-07-L-00043 providing for the construction, operation, and maintenance of FAA navigation, communication and weather aid systems to support air traffic operations at Kona International Airport at Keahole. The FAA can terminate the Agreement in

whole or part at anytime by giving at least sixty (60) days notice in writing via certified or registered mail.

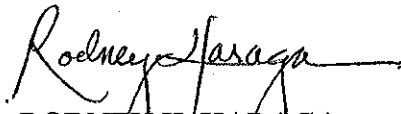
The State of Hawaii, Department of Transportation (HDOT) is obligated under the Grant Assurances to furnish, without cost to the FAA, sites for use in connection with air traffic control or air navigational activities, or weather-reporting and communication activities related to air traffic control. HDOT, in the public interest, has no objections in giving the FAA this lease.

RECOMMENDATION:

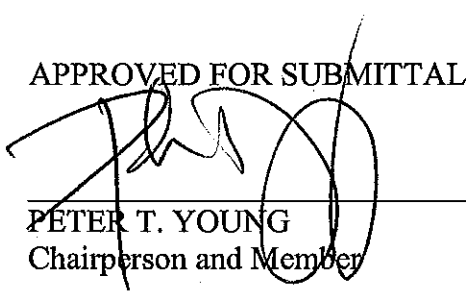
That the Board approves the lease as hereinabove outlined and subject to the following:

1. Review and approval by the Department of the Attorney General.
2. Such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Respectfully submitted,


RODNEY K. HARAGA
Director of Transportation

APPROVED FOR SUBMITTAL:


PETER T. YOUNG

Chairperson and Member

Dated October 1, 2007

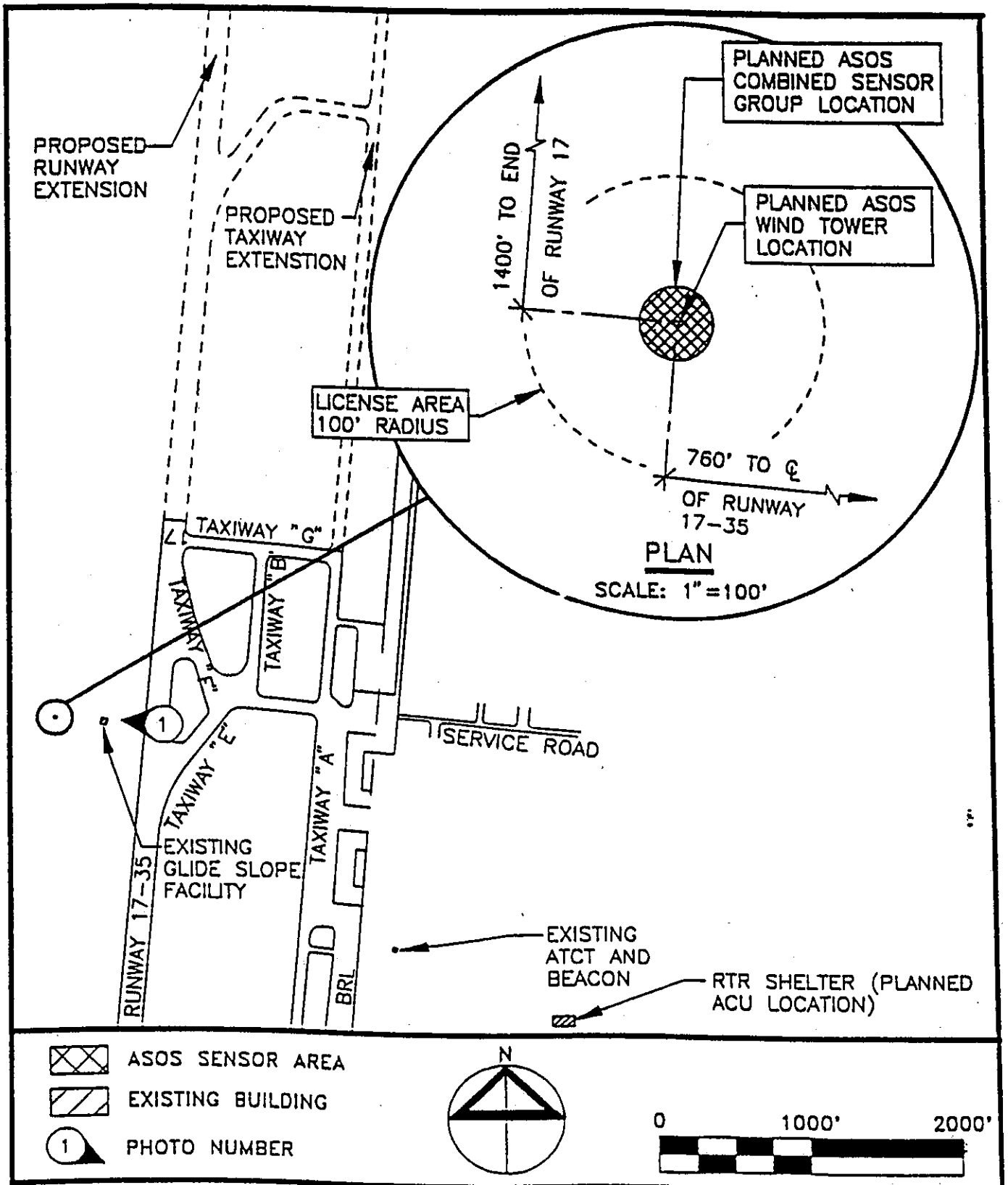
List of Facilities

MASTER LEASE
FAA No. DTFAWP-07-L-00043
State of Hawaii No. _____

KEAHOLE INTERNATIONAL AIRPORT

<u>Number</u>	<u>Facility</u>	<u>R/W Number</u>	<u>GSA Control Number</u>	<u>Comments</u>
1	Automated Surface Observing System (ASOS)	N/A	15348	Also see "Site Civil Layout Plan at Runway 17" and "Site Electrical Layout Plan at Runway 17" both dated 7-22-1993. [former State No. DOT-A-99-0007 or FAA No. DTFA08-03-L-22252]
2	Air Traffic Control Beacon Interrogator-4 (ATCBI-4)	N/A	15342	Also see R.M. Towill Legal Description dated 7/11/1996 and State Dwg. of Space Nos. 007 102 and 007 103 dated 8/1996. [former State No. DOT-A-96-30 or FAA No. DTFA08-96-L-15877]
3	F-420 (total of three (3) wind instruments)	17-35	15343	Also see "Runway 17/35 F-420 Centerfield Wind Tower ...Plot Plan" for #1, #2, and #3 dated 8/16/2003 and State Dwg. of Space Nos. 003 152, 003 153, and 003 154 dated 6/2004. [former State No. DOT-A-05-0022 or FAA No. DTFA08-99-L-19839]
4	Instrument Landing System (ILS)	17-35	15353	Also see R.M. Towill Legal Descriptions (4) dated 1/14/1994 and State Dwgs. dated 10/22/1993 for the Localizer, Glide Slope, and Middle Marker, and State Dwg. dated 8/31/1993 for the Power and Control Cables. [former State No. DOT-A-00-0005 or FAA No. DTFA08-00-L-20240]
5	Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR) and Middle Marker (MM)	17-35	15345	Also see R.M. Towill Legal Description dated 1/14/1994 and State Dwg. dated 10/22/1993. [former State No. DOT-A-01-0009 or FAA No. DTFA08-00-L-20241]
6	Precision Approach Path Indicator (PAPI)	17-35	15347	Also see R.M. Towill Legal Descriptions (2) dated 1/14/1994 and State Dwgs. (2) dated 10/22/1993 and State Dwg. of Space Nos. 003 123 and 003 124 dated 2/2004. [former State No. DOT-A-04-0002 or FAA No. DTFA08-04-L-22598]
7	Remote Transmitter/Receiver (RTR)	N/A	15341	Also see RTR Property Description (undated) and State Dwg. of Space 004102, Plat 94 dated 11/18/1977. [former State No. DOT-A-78-8 or FAA No. DOT-FA77PC-2861]

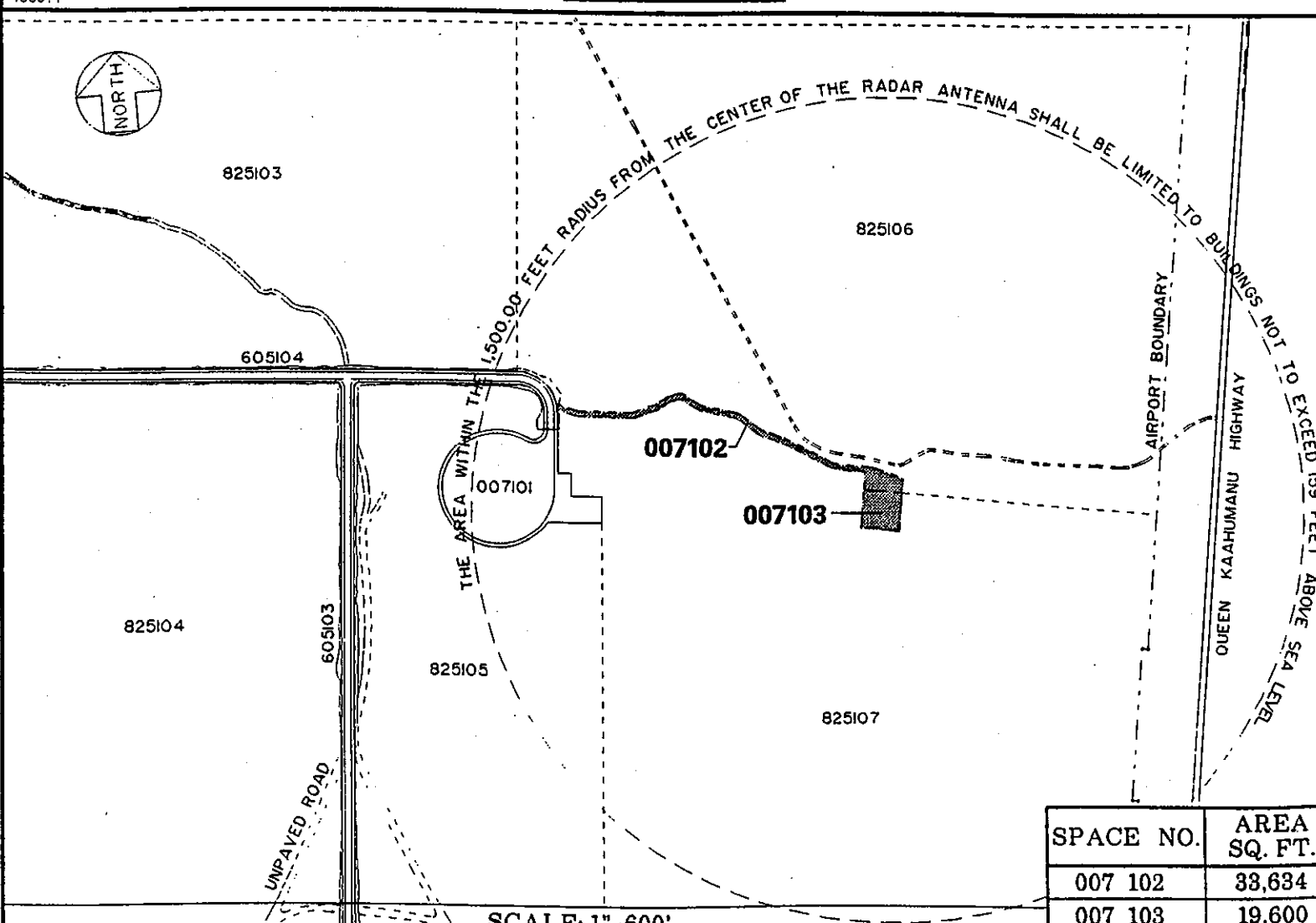
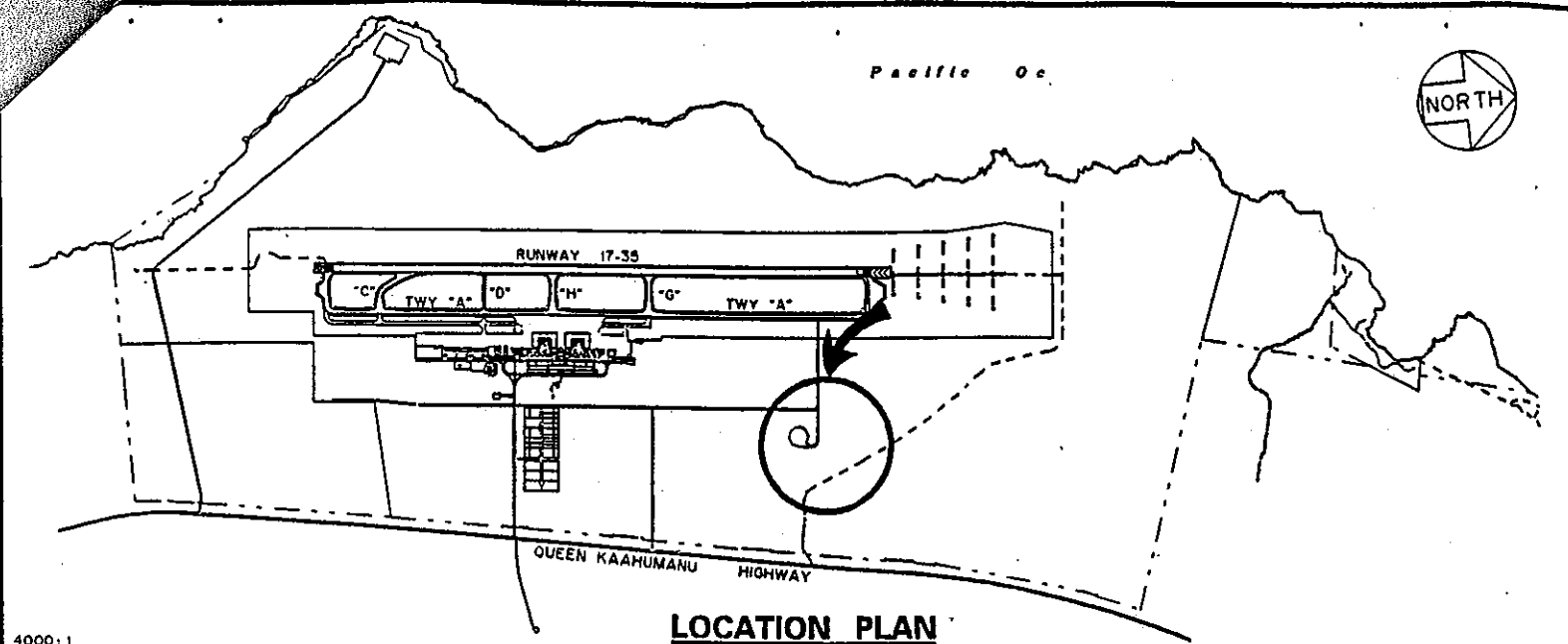
Please note that the Keahole Airport Traffic Control Tower (ATCT) is under Lease (State No. DOT-A-02-0002 or FAA No. DTFA08-02-L-21558).



SITE CIVIL LAYOUT PLAN AT RUNWAY 17

SCALE: 1"=1000'

Facility 1



SPACE NO.	AREA SQ. FT.
007 102	33,634
007 103	19,600

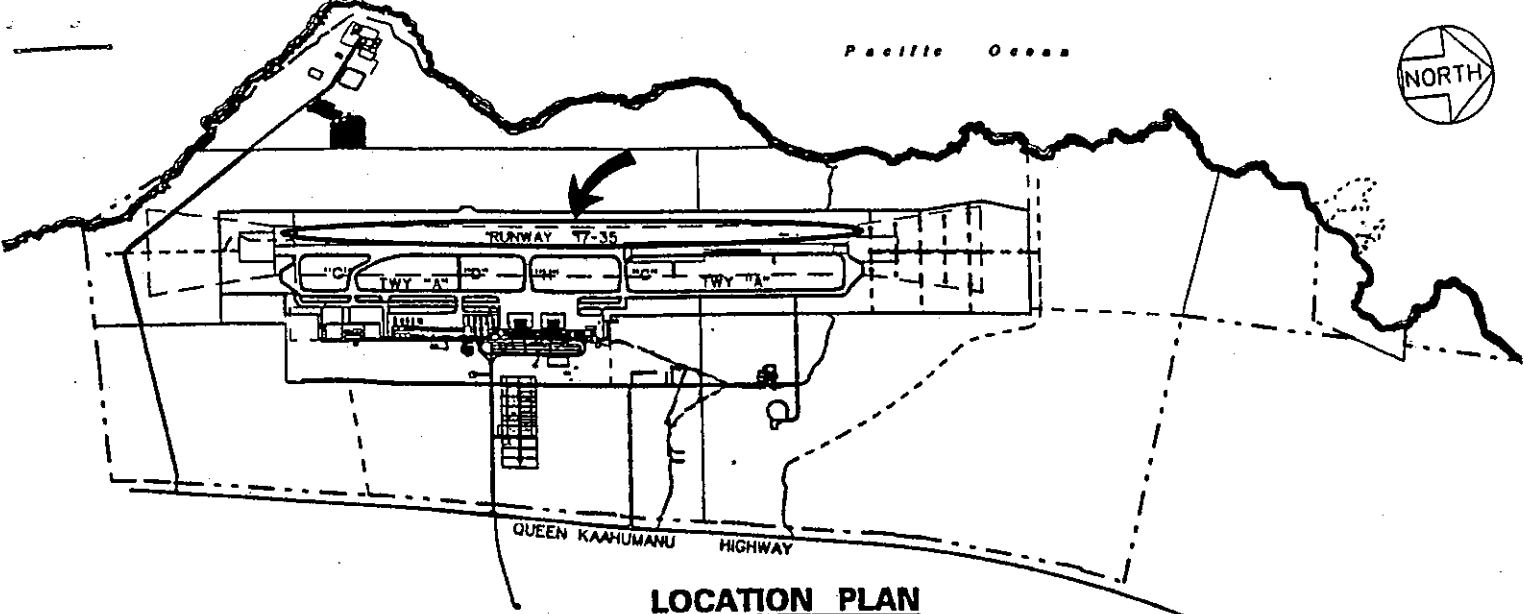
DATE: AUGUST, 1996

EXHIBIT: **B**

<p>Department of Transportation State of Hawaii</p>	<p>Airports Division</p>	<p>U.S. FAA</p>	<p>BEACON RADAR SITE</p>	<p>007102 007103 PLATS 56.5</p>
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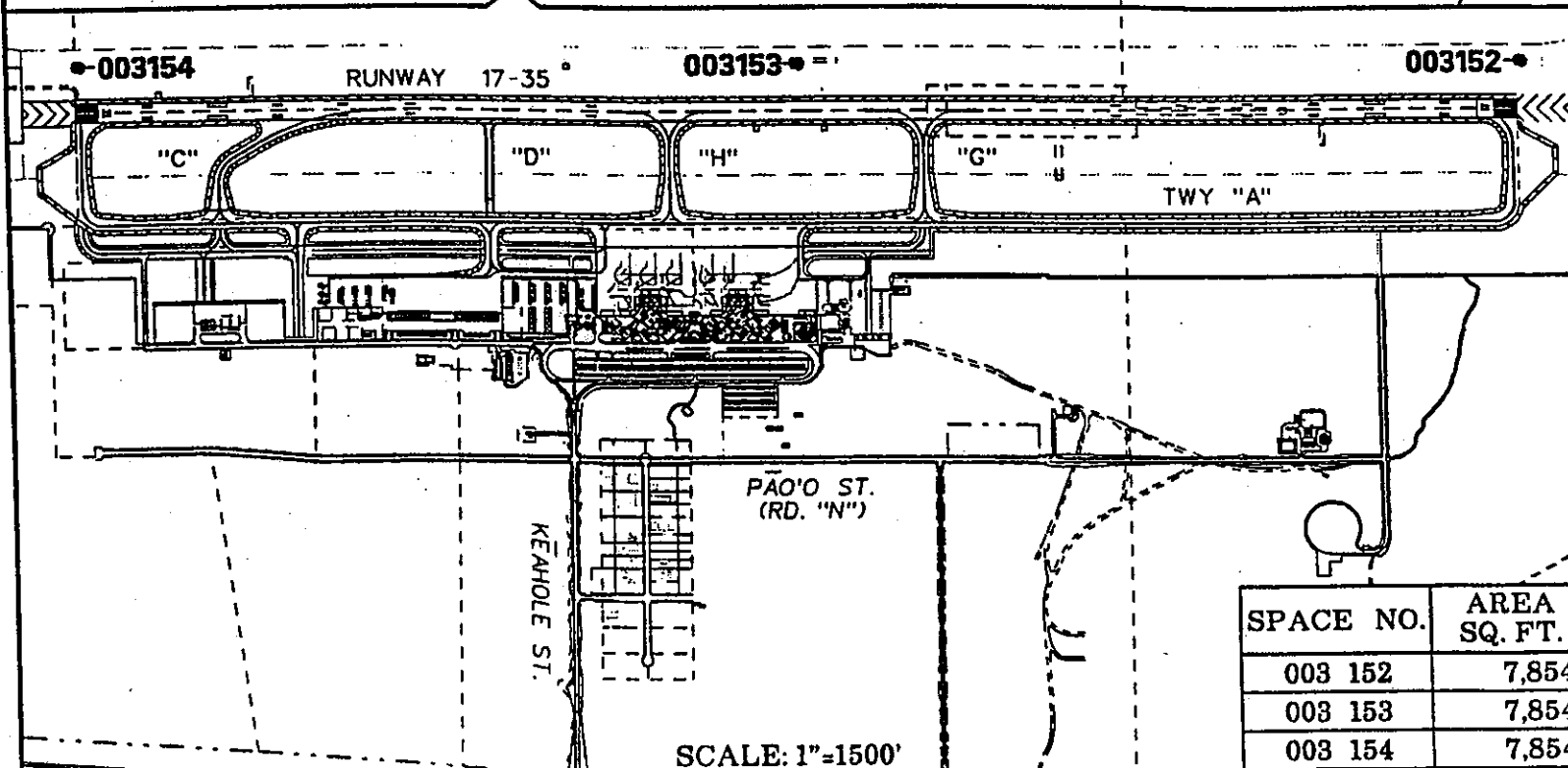
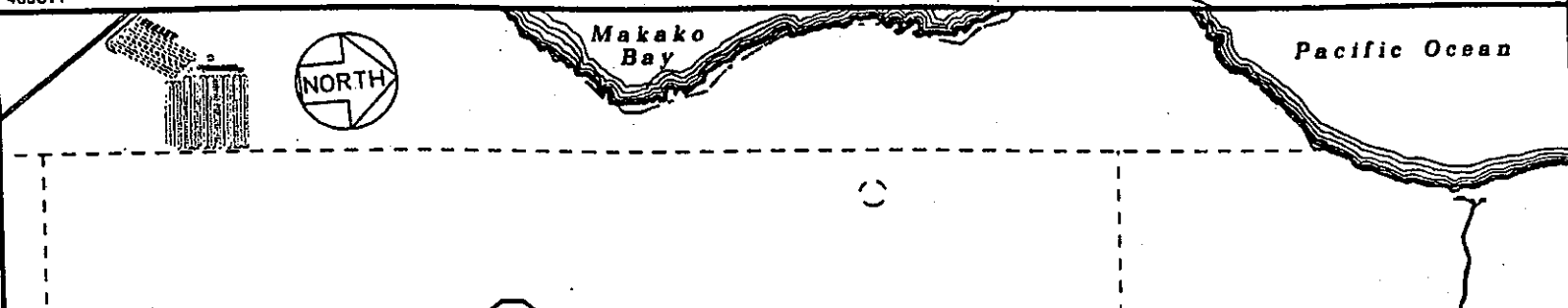
KEAHOLE-KONA INTERNATIONAL AIRPORT

Pacific Ocean



LOCATION PLAN

4000:1



SCALE: 1"=1500'

SPACE NO.	AREA SQ. FT.
003 152	7,854
003 153	7,854
003 154	7,854

DATE: JUNE 2004

EXHIBIT: **A**



Airports Division

U.S. FEDERAL AVIATION
ADMINISTRATION

FAA
F-420 CENTERFIELD
WIND TOWERS

003-152,
003-153,
003-154
PLATS 36, 38, 4

KONA INTERNATIONAL AIRPORT AT KEAHOLE

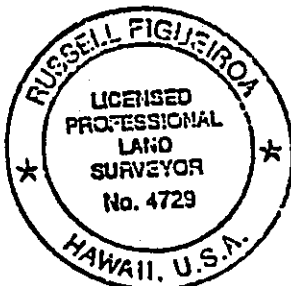
\\d2112590\hawaii_cad\koa\0031521
Facility 3

LOCALIZER PLOT

ALL THAT CERTAIN PARCEL OF LAND
BEING A PORTION OF KE-AHOLE AIRPORT, EXECUTIVE ORDER NO. 2472,
SITUATE AT NORTH KONA, ISLAND OF HAWAII,
AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of this parcel of land, the
coordinates of said point of beginning referred to NAD 83, Geographic
Coordinates Latitude 19° 43' 21.548" and Longitude 156° 02' 53.333",
thence running by azimuths measured clockwise from true South:


- | | | |
|----|----------|--|
| 1. | 275° 00' | 590.00 feet; |
| 2. | 5° 00' | 700.00 feet; |
| 3. | 95° 00' | 215.00 feet; |
| 4. | 5° 00' | 175.00 feet; |
| 5. | 95° 00' | 10.00 feet; |
| 6. | 185° 00' | 175.00 feet; |
| 7. | 95° 00' | 365.00 feet; |
| 8. | 185° 00' | 700.00 feet, to the point of beginning and
containing an area of 414,750 square
feet, as shown on the attached
Exhibit "A-1". |



420 Waiakamilo Rd., #411
Honolulu, Hawaii 96817-4941
January 14, 1994

R.M. TOWILL CORPORATION

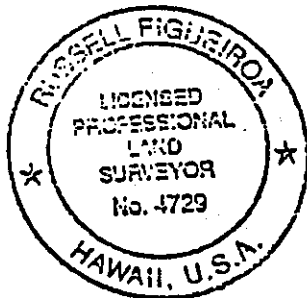
Description Prepared by:


Russell Figueiroa
Licensed Professional Land Surveyor
Certificate Number 4729

ALL THAT CERTAIN PARCEL OF LAND
BEING A PORTION OF KE-AHOLE AIRPORT, EXECUTIVE ORDER NO. 2472,
SITUATE AT NORTH KONA, ISLAND OF HAWAII,
AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

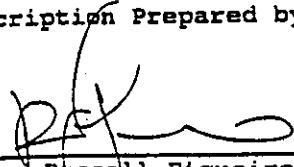
Beginning at the Northeast corner of this parcel of land, the coordinates of said point of beginning referred to NAD 83, Geographic Coordinates Latitude 19° 45' 48.416" and Longitude 156° 02' 36.382", thence running by azimuths measured clockwise from true South:

1. 5° 00' 1,010.00 feet;
2. 275° 00' 440.00 feet;
3. 5° 00' 50.00 feet;
4. 95° 00' 440.00 feet;
5. 5° 00' 1,000.00 feet;
6. 275° 00' 140.00 feet;
7. 5° 00' 1,450.00 feet;
8. 95° 00' 400.00 feet;
9. 185° 00' 1,450.00 feet;
10. 275° 00' 190.00 feet;
11. 185° 00' 2,060.00 feet;
12. 275° 00' 70.00 feet to the point of beginning and containing an area of 746,200 square feet, as shown on the attached Exhibit "C-1".

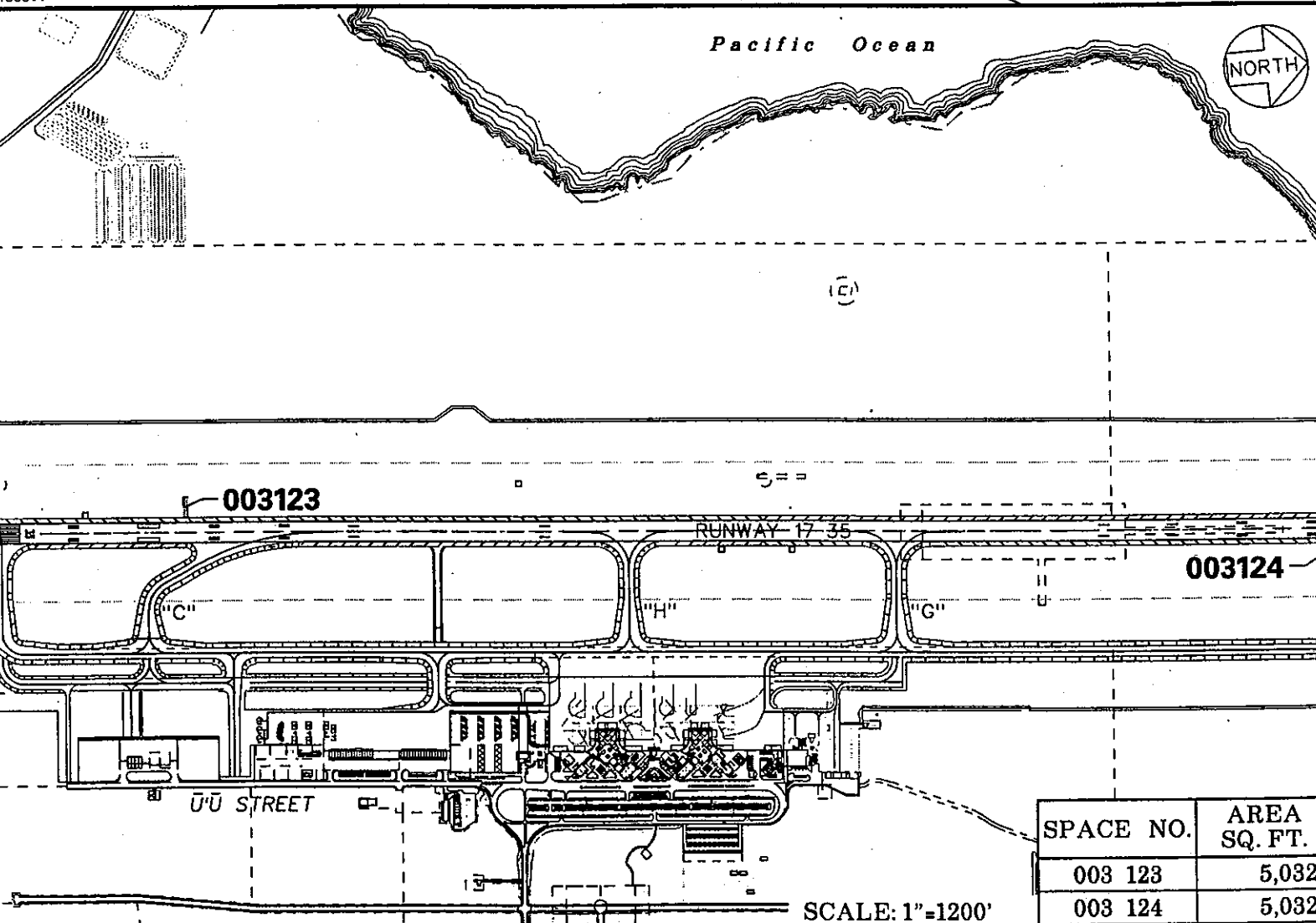
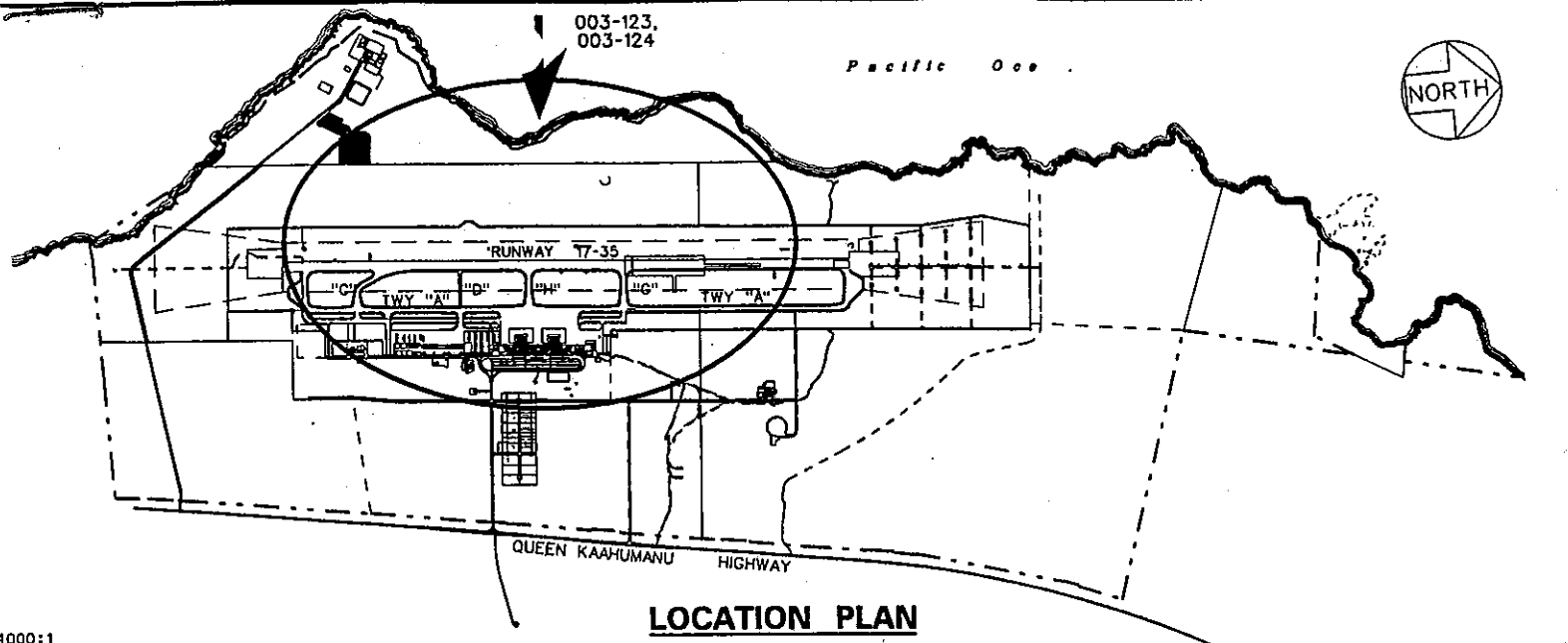


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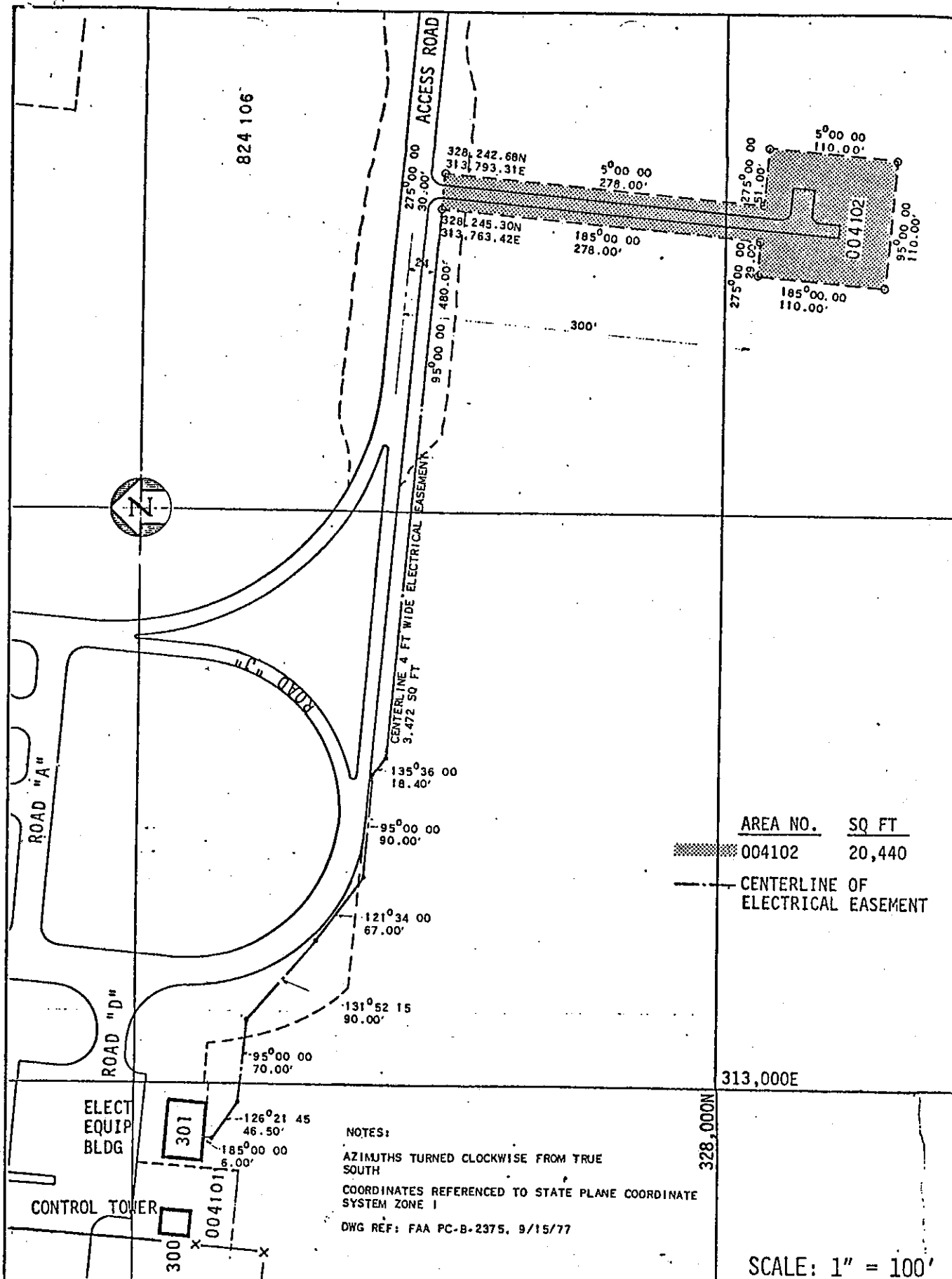
Russell Figueiroa
Licensed Professional Land Surveyor
Certificate Number 4729



SPACE NO.	AREA SQ. FT.
003 123	5,032
003 124	5,032

DATE: FEBRUARY 2004 EXHIBIT: A

 <p>Airports Division</p>	<p>U. S. FEDERAL AVIATION ADMINISTRATION</p>	<p>PAPI</p>	<p>003-123, 003-124 PLATS 36, 40</p>
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DATE: NOVEMBER 18, 1977

EXHIBIT: B



Airports Division
DEPARTMENT OF TRANSPORTATION

FEDERAL AVIATION

REMOTE
TRANSMITTER

004102